

ZOAM 2005-0002 - COMPARISON OF AMENDMENTS

Attachment 8

[Highlights in red relating to Hospitality industry (Board copy only)]

STAFF RPT PG		SPECIFIC ZO SECTION	BOARD DRAFT	RECOMMENDER	PLANNING COMMISSION RECOMMENDATION (where different from Board Draft)	BOS COW ACTION Yes = accept change No = leave draft
5-Dec	June PH	Section 2-200 AR-1				
A-6	A-76	2-102(F)	Minimum acreage required for use	PC	Change Section 2-102(F) to allow more than one principal use on a parcel with the required minimum lot size being the greater of the minimum acreage requirements listed in Section 5-600 for each of the principal uses.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
A-8,9	A-79	Table 2-102	Tenant Dwelling, Guest House, Caretakers' Qtrs permitted	PC	Amend district regulations to remove Tenant Dwelling, Guest House & Caretakers' Quarters from permitted uses.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
A-11	A-82	Table 2-102	Banquet Facility Minor Special Exception use	PC	Permit Banquet Facility as permitted use.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
A-12	A-82	Table 2-102	Private Club or Lodge not in use table.	PC	Change use table to allow Private Club or Lodge as a Special Exception use in the AR1 and AR2 districts.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
A-12	A-82- A-83	Table 2-102		PC as amended by BOS/COW	Eliminate distinction between Bed and Breakfast Homestay and Inn and allow Bed and Breakfast as permitted use regardless of size (hosting of private parties by MSPEX)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
A-12	A-83	Table 2-102	Country Inn permitted or special exception use depending on acreage	Amended by BOS/COW	Change use table in AR1 and AR2 to specify Country Inn as by right use regardless of size (hosting of parties by MSPEX).	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
A-11	A-83	Table 2-102	Rural Retreat by right use	Amended by BOS/COW	Rural Retreat as Minor Special Exception Use	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
A-14	A-85	2-103(A)(3)(d)	8% maximum lot coverage	PC	Increase the lot coverage for the base density option from 8% to 11% in the AR1 and AR2 districts.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
A-16&18	A-86- A-89	2-103(B)(1)(a) and 2-103(C)(1)(a)	Amount of acreage needed to subdivide	Staff	It is proposed that these sections be revised to clarify that the amount of acreage needed to subdivide is based on the acreage in existence at the time of development and prior to right of way dedication. This language is consistent with similar language in the RR-1 and RR-2 district regulations: (a) General. A landowner may exercise this option on a site consisting of a minimum of 20 acres prior to development.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
A-19	A-90	2-103(C)(3)(a)	Maximum number of lots in a cluster = 25	PC	Eliminate the 25 lot per cluster requirement	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
A-20	A-91	2-103(C)(3)(d)	Minimum Lot Size 40,000 sq. ft.	PC	Base minimum lot size upon type of utility service:	
					1 acre minimum with on site water and wastewater	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
					1/2 acre minimum with on site water & off site wastewater	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
A-20	A-90- A-91	2-103(C)(3)(b) & (c)	No longer applicable recommendation	Staff	No minimum lot size with off site water and off site wastewater	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
					If the Board adopts the recommendation of the PC to eliminate the maximum number of lots in a cluster, the requirements of Number of Clusters and Distance Between Clusters should be deleted as they would then be unnecessary.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No NA
A-20,22 A-23	A-91 & A-93	2-103(C)(3)(e),(f) 2-103(7)	Minimum lot width, Length to Width Ratio, Yards	Staff as amended by BOS/COW	If the Board adopts the recommendation of the Planning Commission to reduce the minimum lot size in a cluster subdivision based on the types of water and wastewater serving the site, lot requirements such as minimum lot width, minimum yard, and length to width ratio may need to be adjusted. Amend ordinance to require (1) no length to width ratio, (2) No minimum lot width, (3) 15 foot minimum side yard.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
A-25	A-96	2-106	Existing Lots of Record	Staff	The draft text for the AR-1 and AR-2 districts addresses three methods of subdividing	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

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				property with use, lot, and building requirements associated with each type. Staff notes that existing lots of record are not addressed and recommends that a section be added to the AR-1 and AR-2 districts to clearly state the permitted uses and lot	

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				requirements for existing lots of record, including lots recorded under the hamlet subdivision option as follows: Add Section 2-106. Existing Lots of Record. (A) Lots existing as of (insert date of ordinance adoption) shall be permitted the uses identified in Table 2-102: AR-1 Agricultural Rural-1 District Use Table and shall follow the lot and building requirements for the Base Density Division option as identified in Section 2-103(A). (B) <i>Hamlet Lots.</i> For lots recorded prior to (insert date of ordinance adoption) and developed under a hamlet subdivision, in accordance with the zoning ordinance in effect at the time of subdivision, such lots shall follow the requirements in effect as of the date the lots were recorded.		
		Section 2-200 AR-2				
A-28	A-99	2-202(F)	Minimum acreage required for use	PC	Add Section 2-202(F) and renumber 2-202(A)-(F) to allow more than one principal use on a parcel with the required minimum lot size being the greater of the minimum acreage requirements listed in Section 5-600 for each of the principal uses.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
A-30&31	A-102	Table 2-202	Tenant Dwelling, Guest House, Caretakers' Qtrs permitted	PC	Amend district regulations to remove Tenant Dwelling, Guest House & Caretakers' Quarters from permitted uses.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
A-33	A-105	Table 2-202	Banquet Facility Minor Special Exception use	PC	Permit Banquet Facility as permitted use rather than Minor Special Exception.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
A-33	A-105	Table 2-202	Private Club or Lodge not in use table.	PC	Change use table to allow Private Club or Lodge as a Special Exception use in the AR1 and AR2 districts.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
A-34	A-106	Table 2-202		PC as amended by BOS/COW	Eliminate distinction between Bed and Breakfast Homestay and Inn and allow by right (<u>Hosting of private parties by MSPEX</u>)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
A-34	A-106	Table 2-202		Amended by BOS/COW	Change use table in AR1 and AR2 to specify Country Inn as by right use regardless of size (<u>Hosting of private parties by MSPEX</u>)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
A-33	A-106	Table 2-202	Rural Retreat by right use	Amended by BOS/COW	Rural Retreat as Minor Special Exception Use	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
A-36	A-109	2-203(A)(3)(d)	8% maximum lot coverage	PC	Increase the lot coverage for the base density option from 8% to 11%	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
A-37 & A-40	A-110- A-112	2-203(B)(1)(a) and 2-203(C)(1)(a)	Amount of acreage needed to subdivide	Staff	It is proposed that these sections be revised to clarify that the amount of acreage needed to subdivide is based on the acreage in existence at the time of development and prior to right of way dedication. This language is consistent with similar language in the RR-1 and RR-2 district regulations: (a) General. A landowner may exercise this option on a site consisting of a minimum of 20 acres <u>prior to development</u> .	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
A-39	A-111	2-203(B)(4)(a)	Principal and Subordinate Lots	Staff	Revise language for consistency with AR-1 language.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
A-40	A-113	2-203(C)(2)(h)	Open Space:85%	PC	70% in AR-2, RR-2	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
A-41	A-113	2-203(C)(3)(a)	Maximum number of lots in a cluster = 25	PC	Eliminate the 25 lot per cluster requirement	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
A-41&42	A-114	2-203(C)(3)(d)	Minimum Lot Size 40,000 sq. ft.		Base minimum lot size upon type of utility service: 1 acre minimum with on site water and wastewater	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
					1/2 acre minimum with on site water & off site wastewater	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
					No minimum lot size with off site water and off site wastewater	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
A-41	A-114	2-203(C)(3)(b) & (c)	Number of Clusters & Distance Between Cluster <i>No longer applicable recommendation</i>	Staff	If the Board adopts the recommendation of the PC to eliminate the maximum number of lots in a cluster, the requirements of Number of Clusters and Distance Between Clusters should be deleted as they would then be unnecessary.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No NA

STAFF RPT PG		SPECIFIC ZO SECTION	BOARD DRAFT	RECOMMENDER	PLANNING COMMISSION RECOMMENDATION (where different from Board Draft)	BOS COW ACTION Yes = accept change No= leave draft
A-41,42 A-43	A-114- A-117	2-203(C)(3)(e)&(f) 2-203(C)(7)	Minimum lot width, Length to Width Ratio, Yards	Staff as amended by BOS/COW	If the Board adopts the recommendation of the Planning Commission to reduce the minimum lot size in a cluster subdivision based on the types of water and wastewater serving the site, lot requirements such as minimum lot width, minimum yard, and length to width ratio may need to be adjusted. Amend ordinance to require (1) no length to width ratio, (2) No minimum lot width, (3) 15 foot minimum side yard.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
A-45	A-119	2-206	Existing Lots of Record	Staff	The draft text for the AR-1 and AR-2 districts addresses three methods of subdividing property with use, lot, and building requirements associated with each type. Staff notes that existing lots of record are not addressed and recommends that a section be added to the AR-1 and AR-2 districts to clearly state the permitted uses and lot requirements for existing lots of record, including lots recorded under the hamlet subdivision option as follows: Add Section 2-206. Existing Lots of Record. (A) Lots existing as of (insert date of ordinance adoption) shall be permitted the uses identified in Table 2-202: AR-2 Agricultural Rural-2 District Use Table and shall follow the lot and building requirements for the Base Density Division option as identified in Section 2-203(A). (B) Hamlet Lots. For lots recorded prior to (insert date of ordinance adoption) and developed under a hamlet subdivision, in accordance with the zoning ordinance in effect at the time of subdivision, such lots shall follow the requirements in effect as of the date the lots were recorded.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Section 2-150 RR-1						
	A-121	2-154(A)(2)	Maximum number of lots in a cluster = 25	PC	Eliminate the 25 lot per cluster requirement	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	A-121- A-122	2-154(A)(3) and (4)	Number of Clusters & Distance Between Cluster	Staff	If the Board adopts the recommendation of the PC to eliminate the maximum number of lots in a cluster, the requirements of Number of Clusters and Distance Between Clusters should be deleted as they would then be unnecessary.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	A-122	2-154(A)(5)	Minimum Lot Size 40,000 sq. ft.	PC	Base minimum lot size upon type of utility service: 1 acre minimum with on site water and wastewater	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
					1/2 acre minimum with on site water & off site wastewater	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
					No minimum lot size with off site water and off site wastewater	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	A-122- A-125	2-154(A)(8) & 2-154(B)(5) [2-154(A)(9) & 2-154(B)(5) in June draft]	Permitted and Special Exception Uses	Staff	The Planning Commission recommended changes to the AR-1 and AR-2 districts regarding combining Bed and breakfast homestay and Bed and breakfast inn and to combine Caretaker's residence, Guest house and Tenant dwelling into one use, Accessory dwelling. If the Board accepts the Planning Commission's recommendation regarding the AR-1 and AR-2 districts, the Board may want to discuss whether this recommendation should also apply to the RR-1 and RR-2 districts. If so, Section 2-154(A)(9) Rural Residential Lots, Permitted Uses (d) Bed and breakfast homestay and Section 2-154(B)(5) Rural Economy Lots, Permitted Uses (g) Bed and breakfast homestay, (h) Caretaker's residence, and (n) Guest House should also be deleted.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	A-122& A-126	2-154(A)(6) & (7) & 2-155(B)	Minimum lot size, Length to Width Ratio, Yards	Staff as amended by BOS/COW	If the Board adopts the recommendation to the Planning Commission to reduce the minimum lot size in a cluster subdivision based on the types of water and wastewater serving the site, lot requirements such as minimum lot width, minimum	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

RR Districts Removed from Draft

A514

STAFF RPT PG	SPECIFIC ZO SECTION	BOARD DRAFT	RECOMMENDER	PLANNING COMMISSION RECOMMENDATION (where different from Board Draft)	BOS COW ACTION Yes = accept change No= leave draft	
				yard, and length to width ratio may need to be adjusted. <i>Amend ordinance to require (1) no length to width ratio, (2) No minimum lot width, (3) 15 foot minimum side yard.</i>		
	A-123	2-154(A)(8) [2-154(A)(9) in June]	Uses - Camping Trailers	Waters	Can camping trailers be parked on the property? Only temporarily? Allow campers to be parked in RR-1 and RR-1.	<input type="checkbox"/> Yes <input type="checkbox"/> No NA-Section 5-800(A)
	A-131	Section 2-250 RR-2				
	A-131	2-253(G)	Open Space:85%	PC	70% Open Space	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	A-131	2-254(A)(2)	Maximum number of lots in a cluster = 25	PC	Eliminate the 25 lot per cluster requirement	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	A-132	2-254(A)(3) and (4)	Number of Clusters & Distance Between Cluster <i>No longer applicable recommendation</i>	Staff	If the Board adopts the recommendation of the PC to eliminate the maximum number of lots in a cluster, the requirements of Number of Clusters and Distance Between Clusters should be deleted as they would then be unnecessary.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No NA
	A-132	2-254(A)(5)	Minimum Lot Size 40,000 sq. ft.	PC	Base minimum lot size upon type of utility service: 1 acre minimum with on site water and wastewater 1/2 acre minimum with on site water & off site wastewater No minimum lot size with off site water and off site wastewater	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	A-132- A-135	2-254(A)(8) & 2-254(B)(5) [2-254(A)(9) & 2-254(B)(5) in June draft]	Permitted and Special Exception Uses	Staff	The Planning Commission recommended changes to the AR-1 aand AR-2 districts regarding combining Bed and breakfast homestay and Bed and breakfast inn and to combine Caretaker's residence, Guest house and Tenant dwelling into one use, Accessory dwelling. If the Board accepts the Planning Commission's recommendation regarding the AR-1 and AR-2 districts, the Board may want to discuss whether this recommendation should also apply to the RR-1 and RR-2 districts. If so, Section 2-154(A)(9) Rural Residential Lots, Permitted Uses (d) Bed and breakfast homestay and Section 2-154(B)(5) Rural Economy Lots, Permitted Uses (g) Bed and breakfast homestay, (h) Caretaker's residence, and (n) Guest House should also be deleted.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	A-133	2-254(A)(8) [2-254(A)(9) in June]	Uses - Camping Trailers	Waters	Can camping trailers be parked on the property? Only temporarily? Allow campers to be parked in RR-1 and RR-1.	<input type="checkbox"/> Yes <input type="checkbox"/> No NA-Section 5-800(A)
	A-132& A-135	2-254(A)(6) & (7)	Minimum lot size, Length to Width Ratio, Yards	<i>Staff as amended by BOS/COW</i>	If the Board adopts the recommendation fo the Planning Commission to reduce the minimum lot size in a cluster subdivision based on the types of water and wastewater serving the site, lot requirements such as minimum lot width, minimum yard, and length to width ratio may need to be adjusted. <i>Amend ordinance to require (1) no length to width ratio, (2) No minimum lot width, (3) 15 foot minimum side yard.</i>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	A-135	2-254(B)(5)	Uses - Camping Trailers	Waters	Can camping trailers be parked on the property? Only temporarily? Allow campers to be parked in RR-1 and RR-1.	<input type="checkbox"/> Yes <input type="checkbox"/> No NA-Section 5-800(A)
A-154	A-243	Section 5-500 Temporary Uses/Zoning Permits				
		5-500(A)(2)	Temporary Dwelling	PC	Allow permit for temporary dwelling to be extended by the Zoning Administrator in 6 month increments	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
A-155	A-249	5-500(C)	Temporary Special Events	PC	Delete reference to "temporary"	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
A-155 A-156	A-249- 250	5-500(C)(1) & (2)	Exempt Activities - fewer than 100 persons, 24 per year	PC	Delete applicability and exempt activities	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
A-157	A-250	5-500(C)(2)	Exemption for Special Events Approved as part	PC	Edits to Special Exception Uses	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

RR Districts Removed from Draft

A517

STAFF RPT PG		SPECIFIC ZO SECTION	BOARD DRAFT	RECOMMENDER	PLANNING COMMISSION RECOMMENDATION (where different from Board Draft)	BOS COW ACTION Yes = accept change No = leave draft
A-157	A-250	5-500(C)(2)	of a Special Exception Use			
A-157	A-251	5-500(C)(3)		PC	Delete reference to "temporary"	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
A-157-159	A-251-253	5-500(C)(4), 5-500(C)(5) (a),(g),(h), 5-500(C)(7)		PC	Edit permitted locations	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
A-159	A-253	5-500(C)(8) and (9)	Non-exempt events 10 events with no required time between	PC	Delete "temporary"	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
					Reduce the number of days between events from 30 to 14 and delete "temporary"	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Section 5-600 Additional Regulations for Specific Uses						
A-160	A-265	5-600	Modifications by full Special Exception	PC	Modifications to Standards within 5-600 by Minor Special Exception	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
A-160-162	A-265-271			PC	Delete distinction between Bed and Breakfast Homestay and Bed and Breakfast Inn and combine into Bed and Breakfast.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
A-160	A-266	5-601(A)		PC	Delete standards for Bed and Breakfast Homestay	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
A-160	A-266	5-601(A) [5-601(B) in June]		PC	Rename Bed and Breakfast Inn to Bed and Breakfast	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
A-160	A-266	5-601(B)(2) [5-601(A)(2) in June]		PC	Allow persons who are not overnight guests to be served food at the facility.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
A-160-161	A-267	5-601((B)(3) [5-601((A)(3) in June]	Allow Bed and Breakfasts to host private parties	Amended by BOS/COW	Allow Bed and Breakfasts to host private parties <u>by Minor Special Exception</u>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
A-161	A-268	5-601(A)(6)(a) [5-601(B)(6)(a) in June]		PC	Decrease maximum number of bedrooms from 20 to 10.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
A-161	A-268	5-601(A)(6)(a) [5-601(B)(6)(a) in June]		PC	Decrease the minimum acreage required for Bed and Breakfast Inn to 5 acres for a maximum of 7 rooms and 10 acres for a maximum of 10 rooms	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
A-220	A-268	Moved to 5-642 [5-601(B)(6)(b) in June]	Indoor Parties <i>Moved to Banquet Facility Sec 5-642</i>	Amended by BOS/COW	Permit indoor private parties and meetings with capacity equal to approved capacity as determined by the Unified Statewide Building Code (USBC) <u>[regulations now referenced in Banquet Facility Standards]</u>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
A-221	A-268	Moved to 5-642 [5-601(B)(6) in June]	Outdoor Parties <i>Moved to Banquet Facility Sec 5-642</i>	Amended by BOS/COW	Permit outdoor private parties with maximum number of attendees ranging from 50 to 350 based on acreage (10 acres to 75 acres) <u>[regulations in Banquet Facility Stds]</u>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
A-162	A-268	5-601(A)(6)(h) [5-601(B)(6)(g) in June]	Measurement of Sound from Residential Structure	Staff	Revise to measure sound at the property line rather than as proposed at the nearest residential structure	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
A-220	A-269	Moved to 5-642 [5-601(B)(6)(e) in June]	Distance Requirement for Outdoor Areas <i>Moved to Banquet Facility Sec 5-642</i>	Amended by BOS/COW	Require 500 foot setback from outdoor party area to adjacent <u>residence property line. [In Banquet Facility Standards]</u>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
A-162	A-271	5-601(B)(2) [5-601(C)(2) in June]	Country Inn	Amended by BOS/COW	Permit Banquet/ Event facilities <u>[by Minor Special Exception]</u>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
A-162	A-271	5-601(B)(3) [5-601(C)(3) in June]		PC	Permit a maximum of 10% of the gross floor area of the establishment to be used for day treatment, spa facilities.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
A-162	A-271	5-601(B)(4) [5-601(C)(4) in June]	Country Inn	PC	Easement for parcel not on state maintained road must allow use	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
A-164	A-271	5-601(B)(4)(h) [5-601(C)(4)(h) in June]	Measurement of Sound from Residential Structure	Staff	Revise to measure sound at the property line rather than as proposed at the nearest residential structure	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
A-162	A-272	5-601(B)(5) [5-601(C)(5) in June]	Country Inn	PC	Must have safe access from state maintained road	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
A-163	A-272	5-601(B)(6)(a)		PC	Permit Country Inn of up to 40 rooms on 25 acres.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

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A-163	A-272	[5-601(C)(6)(a) in June] 5-601(B)(6) [5-601(C)(6) in June]			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
A-220	A-272	Moved to 5-642 [5-601(C)(7)(b) in June]	Moved to Banquet Facility Sec 5-642	PC as amended by BOS Draft by staff: Restaurant component by MSPEX Amended by BOS/COW (by MSPEX)	Require Country Inn to have a minimum of 10 rooms (with a banquet/event facility option) or a minimum of 4 rooms and a restaurant open to the public. Permit indoor private parties and meeting at Country Inns with capacity equal to approved capacity as determined by the Unified Statewide Building Code (USBC) [regulations now in Banquet Facility Stds]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
A-221	A-272	Moved to 5-642 [5-601(C)(7) in June]	Moved to Banquet Facility Sec 5-642	Amended by BOS/COW (by MSPEX)	Permit outdoor private parties at Country Inns with maximum ranging from 50 to 350 based on acreage (10 ac to 75 ac). [regulations in Banquet Facility Standards]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
A-163	A-273	5-601(B)(7)(c) [5-601(C)(7)(e) in June]	Yard Standard	Amended by BOS/COW	Require 250 feet from all lot lines but not less than 500 feet from an existing dwelling on a separate lot yard of 250' from all residential lot lines	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
deleted	A-273	[5-601(C)(7)(e) in June]		Staff as amended by BOS/COW	To make this section consistent with the proposed amendment to the B&B standards, staff has recommended language. <u>Section regarding outdoor area setback deleted</u>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
A-164	A-273	5-601(B)(7)(e) [5-601(C)(7)(g) in June]		PC	Allow two entrances for Country Inn, rather than one as currently in ordinance	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
A-164	A-274	5-601(B)(7)(h) [5-601(C)(7)(j) in June]	Noise	PC as amended by BOS/COW	Noise - limit outdoor music. Add cross reference to Section 5-1507.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
A-164	A-276	5-601(c)(8)(h) [5-601(D)(8)(h) in June]	Measurement of Sound from Residential Structure	Staff	Revise to measure sound at the property line rather than as proposed at the nearest residential structure	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
A-167	A-277	5-602	Tenant Dwelling	PC	Delete AR from the list of Districts where Tenant Dwellings permitted.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
A-178	A-288	5-613(D)	Accessory Dwelling	PC as amended by BOS/COW	Delete minimum lot size for one unit; allow an additional unit on 10 20 or more acres	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
A-178	A-288	5-613(G)	Accessory Dwelling	PC as amended by BOS/COW	Allow additional units in rural districts for each 25 acres in excess of 10 20	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
A-179	A-289	5-614(B)	Small Business - Definitions	Staff as amended by BOS/COW	It is recommended that RR be inserted into the list of districts.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
A-179	A-289	5-614(D)	Small Business Uses Permissible by SPEX	Staff as amended by BOS/COW	The draft text adds RR-1 and RR-2 to the districts that permit small businesses. As the RR districts are intended to be residentially oriented, repair service and contractors businesses are not proposed to be permitted as small businesses in the RR districts. The following is recommended as better wording: "Small businesses not meeting the criteria of Section 5-614(C) may be allowed by special exception, granted by the Board of Supervisors upon recommendation of the Planning Commission. Special exception applications made pursuant to this Section are subject to the procedures and standards established in Section 6-1300 as well as to the uses, standards and restrictions that follow. The following uses may be approved as "small businesses" in the AR - 1, AR-2, RR-1, RR-2, A-3, A-10, TR, CR, JLMA, and PD-CV zoning districts. (1) Business service occupations. (2) Personal service occupations.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

STAFF RPT PG	SPECIFIC ZO SECTION	BOARD DRAFT	RECOMMENDER	PLANNING COMMISSION RECOMMENDATION (where different from Board Draft)	BOS COW ACTION Yes = accept change No= leave draft
				(3) Repair service occupations, <u>office only in RR-1 and RR-2.</u> (4) Contractors and contracting, <u>office only in RR-1 and RR-2.</u> (3) Professional office-based services. (4) Studios for fine arts and crafts. (5) Antique sales and the sale of any goods or items produced on the premises. (6) Except as provided above, no retail or wholesale commercial businesses are permitted.	
A-194	A-304	5-619(D)(2) & (E)	Rural Agricultural Corporate Retreat	Staff It is recommended that these two sections be deleted for consistence as Section 5-600 allows modifications through the special exception process and the cited sections also provide for modications to the Rural Corporate Agricultural Retreat through the special exception process.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
A-199	A-308	5-626	Agriculture, Horticulture and Animal Husbandry	Staff Draft text includes recommendation to decrease the minimum parcel size for Agriculture Horticulture and Animal Husbandry from 3 acres to 2 acres. Staff does not concur with this proposed reduction and suggests that the minimum lot size either remain at 3 acres or be increased to 5 acres to be consistent with the minimum acreage required for the Land Use Assessment Program. Remain at 3 acres.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
A-211	A-322	5-635(F)(2)	Measurement of Sound from Residential Structure (Fairground)	Staff Revise to measure sound at the property line rather than as proposed at the nearest residential structure	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
A215	A-324- A-325	5-638	Public Safety Uses	Staff The ZORC recommended that the minimum lot size for a public safety use be reduced from 3 acres to 2 acres and this change has been incorporated into the draft text. Recent experience demonstrates that 2 acres is insufficient for public safety sites. Keep at 3 acres	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
A-219	A-329	5-640(G)	Measurement of Sound from Residential Structure (Conference & Training Center)	Staff Revise to measure sound at the property line rather than as proposed at the nearest residential structure	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
A-220	A-331	5-642(A),(B),(E),(H)	Banquet Facility	PC Change name to "Banquet Facility/Event Facility"	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
A-220	A-331	5-642(A)	Banquet Facility	PC Change hours of operation	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
A-220	A-331-	5-642(I)(a)	Banquet Facility	PC Number of persons at indoor private party based on occupancy	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
A-221	A-332	5-642(I)(b)	Banquet Facility	PC Number of persons at outdoor parties based on acreage	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
A-224	A-335	5-645(B)(2)	Camp, Day and Boarding	Staff The revision is recommended as there is currently no setback specified for a Level IV Camp. Recommend add: (B)(2) 300 feet.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
A-233	A-344	5-652(B)(2)	Measurement of Sound from Residential Structure	Staff Revise to measure sound at the property line rather than as proposed at the nearest residential structure	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
A-233	A-344	5-653	Landscaping Standards for Specific Uses	Staff as amended by BOS/COW The proposed amendments would require screening for adjacent lots of 4 acres or less in size. As a practical matter, this proposed change no longer requires screening of the parking area (canopy trees do not provide an effective buffer by themselves). Further, the proposed language allows for the Zoning Administrator to waive the requirement when it really isn't a buffer in the first place. In addition, the proposed 6 canopy trees per 100 lineal feet is not an effective buffer for outdoor storage areas. It is recommended that the existing screening standards remain in place.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
A-233	A-345	5-653	Landscaping Standards for Specific Uses	Staff It is recommended that the word "surround" replace "circumnavigate"	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
A-234	A-345	5-654	Road Access Standards for Specific Uses	PC Clarify all Facility Standards Manual provisions regarding waivers apply	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
A-238	A-352	5-660(A)	Country Club	PC Revise Intensity/Character table	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
A-238	A-352	5-660(B)(1)		PC Increase FAR to 0.04 to be consistent with other increases in FAR	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

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STAFF RPT PG		SPECIFIC ZO SECTION		BOARD DRAFT	RECOMMENDER	PLANNING COMMISSION RECOMMENDATION (where different from Board Draft)	BOS COW ACTION Yes = accept change No = leave draft
A-238-9	A-353	5-660(B)(4)			PC	recommended throughout Section 5-600. Adjust percentages for uses within the Country Club such as Banquet/Conference and Restaurant/Dining.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
A-252-3	A-353	5-660(C)(1) & (D)(2)			PC	Delete reference to conservation design.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
A-239-40	A-353	5-660(E)			PC	Buffer the use from adjacent properties not within the same development.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
A-239-40	A-353	5-660(C)(2)			PC	Edit requirement to screen structures on ridgeline	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	A-353	5-660(C)(3)			PC	Delete paragraph	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
A-240	A-354	5-660(G)			PC	Edit water and sewer standards.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
		Section 5-1400 Landscaping and Buffering					<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	A-404	5-1406(E)(2)	Special Situations		Staff - RR now N/A	Add RR-1 and RR-2 to the list of districts that are exempt from providing a Type 3 buffer with berm along an arterial road.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
A-289	4-407	5-1409(I)	Buffer Yard Waivers and Modifications		Staff	It is recommended that the word "surround" replace "circumnavigate"	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
A-347	A-469	Article 8 Definitions					<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
			Accessory Building		PC as amended by BOS/COW	Revise definition to allow subordinate buildings of not more than the greater of 70% of the gross floor area of the principal structure or 2,500 sq. ft. - <u>max 2,500-10,000 sq ft</u>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
A-347	A-469		Banquet/Event Facility		PC	Revise definition to clarify that food may be prepared on site (not just heated) and use may be an ancillary component of some uses.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
A-347	A-469		Bed and Breakfast Homestay		PC	Delete Definition	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
A-347	A-469		Bed and Breakfast (Inn)		PC	Revise to allow 3-10 guest rooms and facility may provide food service for overnight guests or other transient guest attending meetings or private parties.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
A-348	A-469		Country Inn		PC	Revise to allow meeting rooms, banquet/event facilities, 4-40 guest rooms.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
A-348	A-469		Dwelling, Accessory		PC as amended by BOS/COW	Revise definition to permit <u>the lessor of</u> maximum of 2,500 sq. ft. <u>or</u> <u>or 70% of principal dwelling.</u>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
A-348	A-470		Private Parties		PC	Add definition for events that are not open to the public and are by invitation only.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
A-350	A-471		Special Event		Staff as amended by BOS/COW	Revise definition to clarify that special event is open to the public and requires a temporary event permit.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
A-350	A-471		Special Event		Staff as amended by BOS/COW	Reword to clarify what constitutes a special event versus a private party.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No